

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ORDINANCE NO. O-20-19

CITY OF TRAVELERS REST)

AN ORDINANCE AMENDING THE ZONING ORDINANCE WITH TO INCLUDE Townhouse Residential District.

The following text is adopted as Section 5:16, Townhouse Residential District.

5:16 General Purpose

TH – Townhouse District. The purpose of the TH District is to accommodate a mixture of single family residential types at low to medium densities including single-family detached units, duplexes, patio and zero lot line homes, and townhouses, and compatible non-residential uses. Non-residential uses for related recreational, religious and educational facilities.

Uses Permitted

Dwelling, single family detached
Dwelling, single family attached (subject to Section 6:13)
Home occupation (subject to 6:12)
Uses and structures customarily accessory to the permitted uses

Special Exceptions

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with the provisions contained in Article 7.

Church
Public utility building and use
School
Transportation and utility easement and right of way
Other public and semi- public uses which are considered to be compatible with the aforementioned uses.

Height Limitation

No structures shall exceed a height of thirty five (35) feet, except as provided in Section 6:6.

Off Street Parking

Off street parking shall be provided in accordance with the provisions set forth in Section 6:9. Parking shall not be permitted in the front yard of dwelling units fronting on existing public streets. At least one shared parking area that accommodates guest parking shall be provided at a ratio of 1 parking space per 5 dwelling units.

Minimum Requirements

The minimum lot area;

Single Family Detached	6000 SF
Single Family Attached – duplex	9000 SF
Townhouse	1600 SF

Lot area averaging may be utilized for townhouses, the minimum square footage of individual lots may be reduced by up to twenty five percent provided the average lot size for the entire subdivision meets the zoning classification's minimum lot area and is indicated on an approved preliminary subdivision plat. A maximum lot credit will be 3200 SF.

For any non-residential buildings, the lot area shall be adequate to provide the yard areas required by this section and off street parking.

Minimum Lot Width

Minimum lot width for a single family detached dwelling shall be thirty (30) feet.

Minimum lot width for two (2) single family attached unit (duplex) shall be forty (40) feet.

Minimum lot width for single family attached dwellings containing 3 or more units shall be twenty (20) feet.

Front Yard Setback

The minimum depth of the front yard shall be twenty (20) feet on a residential service street, thirty (30) feet on a collector street and fifty (50) feet on an arterial street. When a lot has double frontage, the front yard shall be complied with on both sides. If dwelling units are fronting on an existing public street the minimum front yard is reduced to fifteen (15) feet.

Side Yard Setback

The minimum width of a side yard shall five (5) feet for single family detached and duplex and 15 for other uses. For residences, accessory building, and non-residential uses located on corner lots, the minimum side yard width measure from the property line shall be the same as the front yard.

Utilities and Services

All dwelling units must be connected to public water and sewer lines, and all electrical and telephone lines in a development site shall be placed underground. Proper and adequate access for firefighting purposes and access to service areas to provide

garbage and waste collection, and for other necessary services, shall be provided. Each dwelling unit shall maintain individual refuse collection containers. All recycling and solid waste containers shall be screened from view and located in the rear or inside each dwelling unit.

DONE, RATIFIED AND PASSED this 19th day of December, 2019.

Brandy Amidon
Brandy Amidon, Mayor

ATTEST:

Charlene Carter
Charlene Carter
City Clerk, Treasurer

REVIEWED:

Eric Vinson
Eric Vinson
City Administrator

Introduced: Steve Waddell

Public Hearing: 10/22/2019

First Reading: 11/21/2019

Second Reading: 12/19/19

